

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-A-17-UR **Related File Number:**
Application Filed: 11/18/2016 **Date of Revision:**
Applicant: FLATIRON RESTORATIONS, LLC

PROPERTY INFORMATION

General Location: East side N Broadway and southwest side Lamar St.
Other Parcel Info.:
Tax ID Number: 94 D L 013 **Jurisdiction:** City
Size of Tract: 1500 square feet
Accessibility: Access is via N. Broadway, a major arterial street with 4 lanes and a center turning lane within 50' of right-of-way, or Lamar St., a local street with 40' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Special exception for 1 residential unit on the second floor. **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC1 (Downtown North Mixed Use District)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in Downtown North area, north of the Broadway and Central Street intersection. The Historic Fourth and Gill neighborhood is to the northeast and Emory Place is the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 724 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the special exception request for 1 residential dwelling unit on the second floor of the existing building, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

Comments:

In the C-3 district, residential units are prohibited unless the dwelling unit is directly connected with a permitted principal use or a "special exception" is approved by the planning commission (Article 4, Section 2.2.6.D.1.). The proposed dwelling unit is not intended to be exclusively connected with the ground floor non-residential use, so a special exception is required to allow it to be legally rented to the general public.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.
4. The Board of Zoning Appeals has approved a variance for the site so no parking is required. The property is very small and the building covers essentially the entire site, leaving no space for parking. There is Residents of the site, visitors, and employees of the ground floor commercial space.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed dwelling unit in the C-3 zone district is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The C-3 zone, the planning commission has the authority to grant a special exception to allow residential uses that are not associated with a permitted use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose a mix of uses for this site, including retail, office, and residential.
2. The Broadway-Central-Emory Place Small Area Plan proposes a mix of uses for this site, including retail, office, and residential uses.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

Summary of Action: APPROVE the special exception request for 1 residential dwelling unit on the second floor of the existing building, subject to 3 conditions.

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**